

agreement, covenant or condition of this Mortgage, the entire mortgage debt intended to be hereby secured, shall be deemed to be due and demandable and it shall be lawful for the said The Real Estate and Improvement Company of Baltimore City, its successors or assigns, or William H. Ball of Baltimore City its or their Attorney or Agent, at any time after such default, to sell the property hereby mortgaged or so much thereof as may be necessary for cash, to satisfy and pay said debt, interest, taxes, ground rent and other charges advanced, as hereinafter stated, and all costs incurred in making such sale, including counsel fees and commissions; and to grant and convey the said property to the purchaser or purchasers thereof, his, her or their heirs, personal representatives and assigns, which sale shall be made in the manner following, viz: Upon giving twenty days' notice of the time, place, manner and terms of sale, in some newspaper published in Frederick County, and such other notice as by the said Mortgagee, its successors or assigns or Attorney, may be deemed expedient; and in the event of a sale of said property, under the powers hereby granted, the proceeds arising from such sale, to apply: First, to the payment of all expenses incident to such sale, including a counsel fee of sixty dollars and a commission to the party making sale of said property equal to the commission allowed trustees for making sale of property by virtue of a decree of a Court having equity jurisdiction in the State of Maryland; Second, to the payment of all claims of the said Mortgagee, its successors or assigns, under this Mortgage, whether the same shall have matured or not, and the surplus (if any there be), shall be paid to the said Mortgagors, their heirs, personal representatives or assigns or whoever may be entitled to the same.

And it is Agreed, that in the event of the property hereby mortgaged is advertised for sale, under the powers herein granted, and it is thereafter desired to redeem said Mortgage prior to the day of sale, there shall then be paid, as a condition of said right of redemption, at such time, not only the mortgage debt and interest, but also all costs and expenses properly incurred, including a counsel fee, as above stated, and one-half the commissions usually allowed trustees making sales of real estate in equity.

And it is Agreed, that upon any default in any agreement, covenant or condition of this Mortgage, the said Mortgagee, its successors or assigns, shall be entitled, without notice to the said Mortgagors their heirs, personal